



DRAFT MINUTES OF LYDNEY TOWN COUNCIL

PLANNING & HIGHWAY COMMITTEE MEETING

HELD AT THE COUNCIL CHAMBERS, CLAREMOUNT HOUSE,

HIGH STREET, LYDNEY

ON MONDAY 10TH NOVEMBER 2025 AT 6.00PM

Present: Councillors: C Harris (Chair), S Hillier, S Holmes, P Johns (Vice Chair), E Taylor and T Saunders

Also Present: M Greenfield (Clerk)
L Bendall (Minute Taker – Assistant Clerk)

Members of the Public: 1 member of the public

Councillor Harris welcomed all present and gave the usual 'housekeeping' announcements.

OPEN FORUM

No items raised

1.	<u>APOLOGIES</u>
	No apologies were received as all committee members were present.
2.	<u>DECLARATIONS OF INTEREST</u>
	No declarations of interest were received.
3.	<u>MINUTES OF PREVIOUS MEETINGS</u>
	To approve as a correct record the Minutes of the Committee meeting held on Monday 13th October 2025 . It was proposed and seconded that the Minutes of the Committee held on Monday 13 th October 2025 be approved. Resolved: Unanimously Approved
<u>HIGHWAY, FOOTPATH & TRANSPORT ISSUES</u>	
4.	<u>TEMPORARY ROAD/FOOTPATH CLOSURES, CREATIONS/DIVERSIONS</u>
4.1	To receive confirmation letter from FoDDC advising of a temporary road closure for Lydney Christmas Parade has been approved. Noted
4.2	To receive correspondence from Glos Highways advising of a temporary road closure of New Road Lydney between 27 th to 31 st October between 8.00am and 4.30pm to allow tree works. Noted

4.3	To receive correspondence from Glos Highways advising of a temporary road closure of Harbour Road, Lydney week commencing 1 st December 2025, night works 9pm to 7am to allow patching of the carriageway. Noted
5.	<u>HIGHWAY/TRANSPORT MATTERS AND CORRESPONDENCE</u>
5.1	Highways Transport correspondence to Note To receive the speed camera statistics for Bream Road for October 2025 Noted
6.	<u>STREET NAMING</u>
6.1	No nominations received.
<u>PLANNING ISSUES</u>	
7.	<u>PLANNING APPLICATIONS TO BE CONSIDERED:</u>
A.	P1132/25/FUL 83 Primrose Hill Lydney Gloucestershire GL15 5SW Relocate existing vehicle access Chair proposed that a comment of 'no objection' be made Resolved: Unanimously Approved
B.	P1161/25/DISCON 51 - 55 High Street Lydney Gloucestershire GL15 5DD Discharge of condition 4(a) (details of ventilation system) and 4(b) (proof of installation and the schedule of maintenance and servicing of the ventilation system) relating to planning permission P0016/24/FUL Chair proposed that a comment of 'no objection' be made Resolved: Unanimously Approved
C.	P1236/25/FUL Industrial Site Behind High Street High Street Lydney Gloucestershire Conversion and alteration of stone building to create x4, 2 bed dwellings and x4, 3 bed dwellings with associated works. Demolition of existing commercial buildings. It was proposed and seconded that a comment of objection under the following grounds be made: 1. Highway Safety The Council has significant concerns regarding the proposed access arrangements. The application indicates access via a <i>private road</i> used by residents living on Templeway West. This raises serious safety concerns due to the increased traffic movements, potential conflicts between existing residents and new vehicles, and the additional congestion likely to be generated. The Council considers the access arrangements to be unsuitable and unsafe for the scale of development proposed.

	<p>2. Traffic and Parking The Council considers that the proposed development does not provide sufficient on-site parking provision for the number of dwellings proposed. This shortfall will inevitably lead to vehicles parking on the highway, exacerbating existing congestion and creating further safety risks for road users and pedestrians.</p> <p>3. Layout and Density of Buildings The number of dwellings proposed appears excessive for the size of the site. The layout and density are considered over-intensive, resulting in a cramped form of development out of keeping with the character of the surrounding area.</p> <p>4. Effect on Listed Buildings and Conservation Area The proposed development is located adjacent to the boundary of a designated Conservation Area. The Council is concerned that the scale and design of the scheme will have a detrimental impact on the setting and character of nearby listed buildings and on the wider Conservation Area.</p> <p>Resolved: Unanimously Approved</p>
D.	<p>P1325/25/TCA Bathurst Park Bathurst Park Road Lydney Gloucestershire GL15 5HG Undertake works to various trees in Bathurst Park as per the accompanying tree survey extract and associated mapping Chair proposed that a comment of 'no objection' be made Resolved: Unanimously Approved</p>
8.	<u>TO NOTE PLANNING DECISIONS RECEIVED FROM FODDC:</u>
A.	<p>P1015/25/FUL 17 Tutnalls Street Lydney Gloucestershire GL15 5PF Dropped kerb to park car on driveway Decision: Refused</p>
B.	<p>P0926/25/FUL 2 South Road Lydney Gloucestershire GL15 5LG Installation of dropped kerb and creation of off-road parking (retrospective) Decision: Granted Permission</p>
C.	<p>P1713/23/FUL Plummers Farm House Naas Lane Lydney Gloucestershire GL15 4ES Erection of agricultural building and creation of associated access track Decision: Granted Permission</p>
D.	<p>P1125/25/FUL 25 Mount Pleasant Lydney Gloucestershire GL15 5QF Erection of a single-storey rear extension with a part first floor extension with associated works. Decision: Granted Permission</p>
	Agenda items 8A to 8D were noted en-bloc

9.	<u>LICENSING CONSULTATIONS</u>
9.1	No licensing applications received
10.	<u>PLANNING CORRESPONDENCE</u>
	To note correspondence received and answered and to agree responses, as appropriate. No correspondence received
11.	<u>TOWN CLERK'S REPORT</u>
	The Clerk's report was received and noted.
12.	<u>COUNCILLORS' REPORTS</u>
12.1	<p>To note Councillors' Reports on Planning/Highway matters</p> <p>Cllr Harris met with a former District Councillor who owns land where an old mill was located which also included a dam. The body of water in question flows through Viney Hill and joins Plummers Brook, which can contribute to exacerbating flooding within the Lakeside area. It was suggested that reinstating the dam could help reduce the volume of water reaching Lydney. Cllr Harris will liaise with Gloucestershire County Council and Forest of Dean District Council Flood Officers to arrange, if possible, a site visit ahead of the multi-agency Flood Stakeholder Meeting scheduled for March 2026.</p> <p>It was noted that an update relating to Albert Street wall was received from the clerk, and in summary:</p> <p>Update 16 October 2025 Extensive clearance of vegetation is planned for 3-6 November. Most vegetation above the wall (including several trees) will need to be removed to ensure the future stability of the bank. This work was previously planned for early September but was postponed due to resource pressures. Vegetation clearance will be followed by a topography survey, which provides a very clear picture of the local physics. This information is essential to ensuring the wall can be removed safely. The overhead BT cable was successfully diverted on 13 August. It is expected to remove the wall and regrade the land in Summer 2026.</p> <p>However, following a major health and safety incident on Tuesday 4th November 2025 work has now been suspended.</p> <p>See the website Albert Street Wall Highways for updates.</p>
12.2	<p>To consider whether any points raised require agenda scheduling:</p> <p>Update regarding the proposed meeting with Gloucestershire County Council and Forest of Dean District Flood Officers in relation to feasibility of rebuilding a dam.</p>

13.	DATE OF NEXT MEETING
	The next Committee meeting has been scheduled for Monday 8th December 2025 , starting time to be confirmed, at Council Chambers, Claremont House, High Street, Lydney.

THE MEETING CLOSED AT 6.32PM

SIGNED:..... DATE:.....

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